

BACKGROUND

The proposed project is located on 209 Catalina Boulevard, the southeast corner of the intersection of Catalina Boulevard and Mills Street in Point Loma, within the RS-1-11 zone, the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Appealable Area), the First Public Roadway, the FAA Part 77 Notification Area, and the project site is designated for Naval Related Industry within the Peninsula Community Plan (Attachment 2). The community plan does not designate coastal views or access on, through, or over the project site. Existing or potential views to the water are limited and access to the water does not exist on, through, or over the project site, which is fenced and secured by a locked gate (Attachment 3).

The reservoir is on City owned property and the existing standpipe has been in service since 1954 and nears the end of its useful life span. The standpipe has severe corrosion and water quality concerns, does not meet today's seismic standards nor, the City of San Diego's Tank Storage Capacity Guidelines. The facility will service civilian residences in the surrounding area, the adjacent Navy facilities, Point Loma Nazarene University, and the City of San Diego's Point Loma Sewer Treatment Plant. The project requires a Coastal Development Permit (CDP) due to its location within the Coastal zone. The existing standpipe would remain in service during the construction of the new standpipe and then be demolished.

Two private Wireless Communication Facilities (WCF) also exist on site, along with a City communications facility. The WCF's have been temporarily relocated and proposals for permanent facilities will be submitted at a later date.

DISCUSSION

The project consists of the demolition and replacement of an existing 1.5 million gallon standpipe, with a new 2.0 million gallon steel standpipe on the same lot. Removal of the existing standpipe will occur after completion and activation of the new standpipe. The new standpipe would be 70 feet in diameter and 80.5 feet tall. The project will also install approximately 100 feet of 24-inch inlet and outlet piping, a maintenance path on the site, and curb-to-curb paving for pipeline installation areas in the right-of-way (Attachment 7).

The project site does not contain any environmentally sensitive lands (ESL); defined as land containing steep hillsides, sensitive biological resources, coastal beaches, sensitive coastal bluffs, or Special Flood Hazard Areas. No physical environmental effects can be attributed to the project. As such the proposed coastal development will not adversely affect environmentally sensitive lands.

City staff identified seven Torrey Pine trees on the site in the vicinity of the planned construction. Staff met on site with the City's Urban Forester, to discuss a relocation plan for six of the trees as they are currently positioned where the new tank would be constructed. A relocation plan is included as part of the CDP including success criteria which outlines the procedure for relocation of the Torrey Pine trees at the Urban Forester's direction. Other trees on the site include approximately 20 Eucalyptus trees which will not likely be impacted.

CONCLUSION

Staff has reviewed the proposed project to replace an existing 1.5 million gallon standpipe and install 100 feet of 24-inch inlet and outlet piping, a maintenance path on the site, and curb-to-curb paving for pipeline installation areas in the right-of-way and found it consistent with the applicable regulations and policy documents in affect for the site pursuant to the Land Development Code, the Peninsula Community Plan, and the Local Coastal Program.

ALTERNATIVE(S):

1. Certify Negative Declaration No. 285129 and Approve Coastal Development Permit No. 1013052; or
2. Deny Coastal Development Permit (CDP) No. 1013052 and Certification of Negative Declaration No. 285129 if the findings required to approve the project, cannot be affirmed.

Respectfully submitted,



Helene Deisher, Development Project Manager

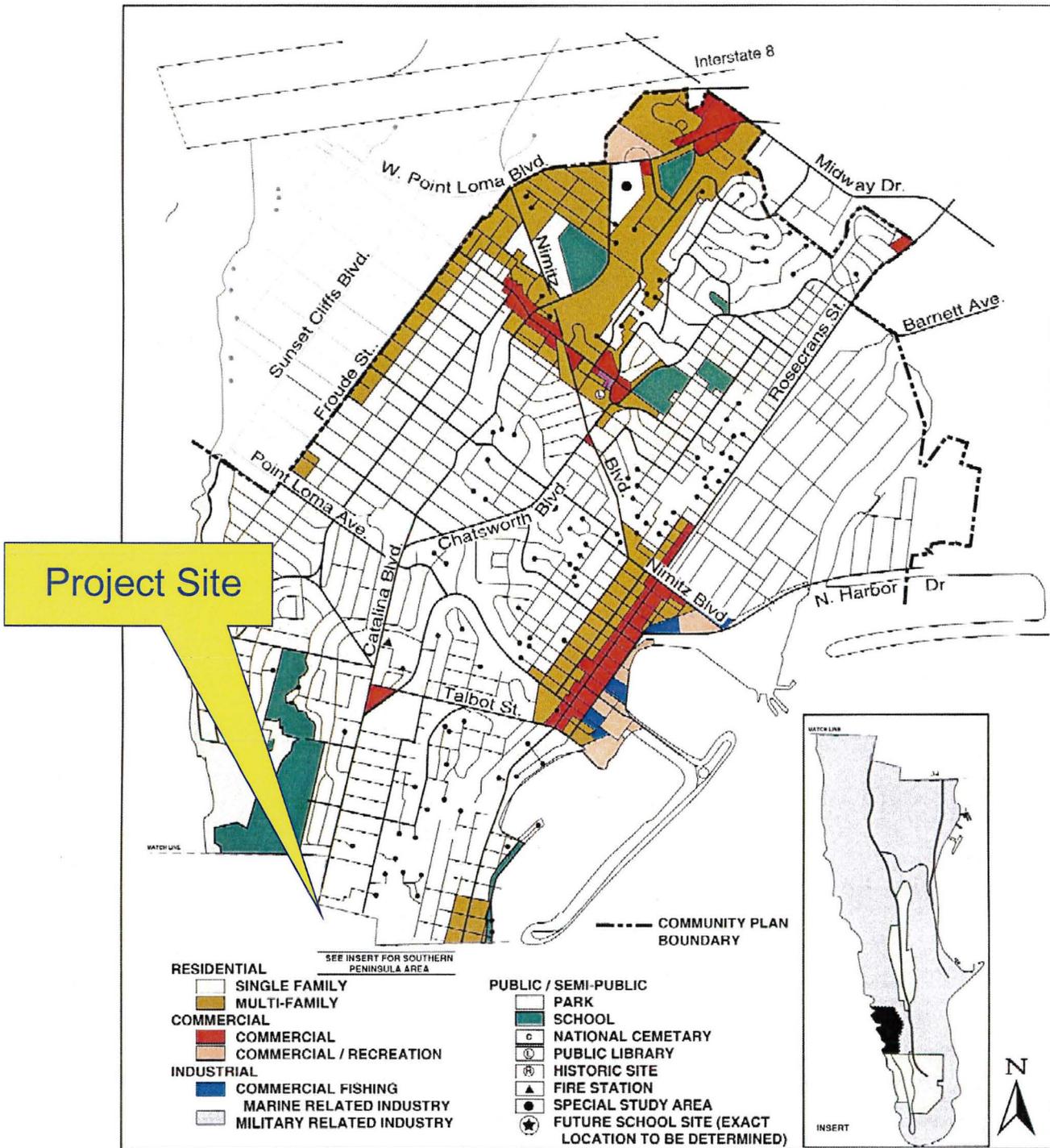
Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Draft Permit Resolution with Findings
5. Draft Permit with Conditions
6. Draft Environmental Resolution (ND)
7. Project Site Plan(s)
8. Community Group Minutes
9. Site Photos



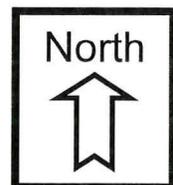
Location Aerial Photo
CATALINA STANDPIPE
PROJECT NO. 285129



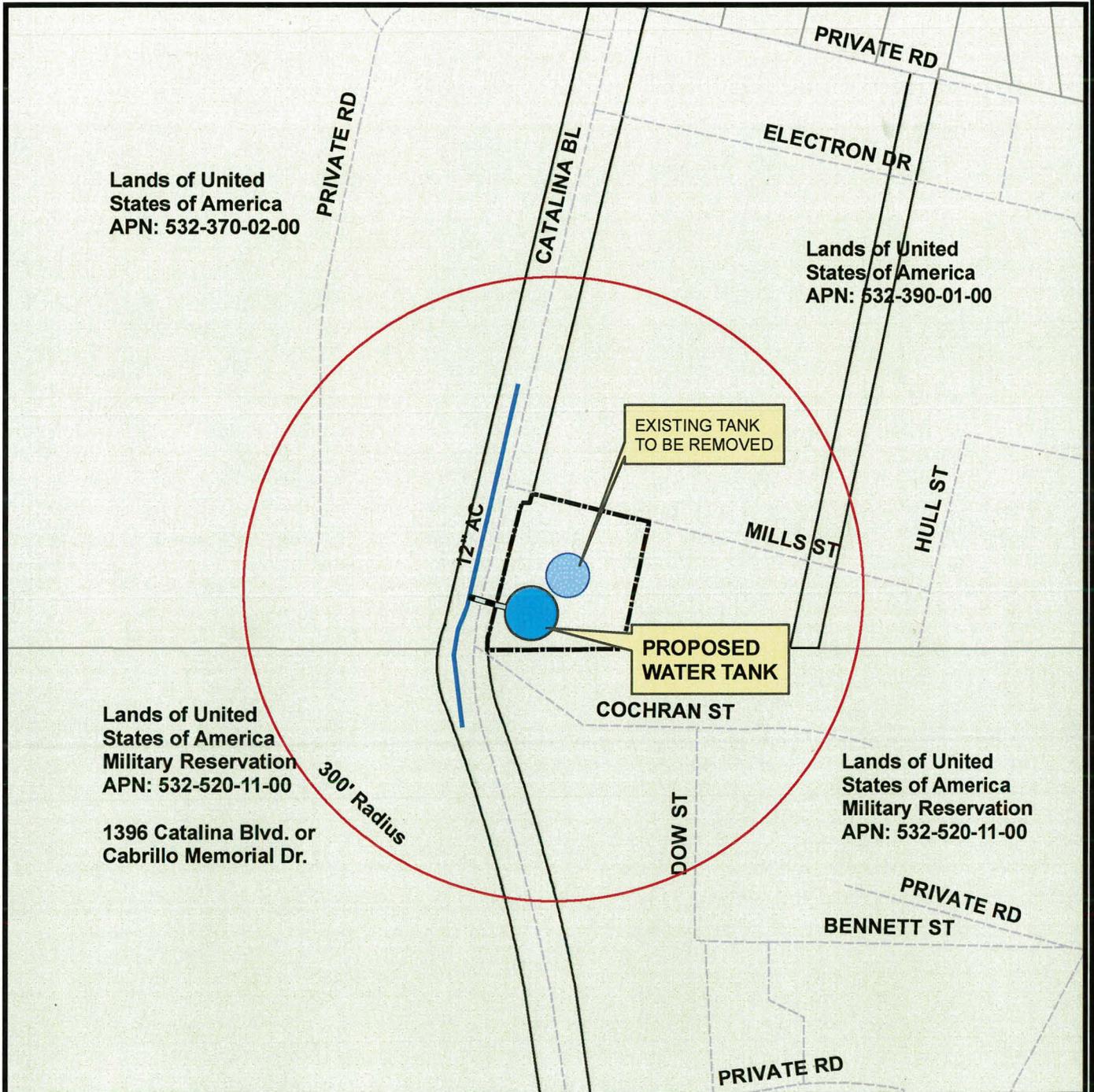


Land Use Map

CATALINA STANDPIPE – 209 CATALINA AVENUE
PROJECT NO. 285129



Project Name: CATALINA STANDPIPE RENOVATION



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Legend

-  = Construction boundary
-  = New Inlet Pipe

-  = 300' Radius outside City of San Diego Construction boundary



HEARING OFFICER RESOLUTION NO. XXX
COASTAL DEVELOPMENT PERMIT 1013052
CATALINA STANDPIPE - PROJECT NO. 285129

WHEREAS, City Of San Diego, Owner and Engineering and Capital Projects Department, Permittee, filed an application with the City of San Diego for a permit to demolish an existing 1.5 million gallon standpipe, with a new 2.0 million gallon steel standpipe on the same lot. The project will also install approximately 100 feet of 24-inch inlet and outlet piping, a maintenance path on the site, and curb-to-curb paving for pipeline installation areas in the right-of-way as described in and by reference) to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1013052;

WHEREAS, the project site is located at 209 Catalina Boulevard, in the within the RS-1-11 zone, the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Appealable Area), the First Public Roadway, the FAA Part 77 Notification Area within the Peninsula Community Plan area;

WHEREAS, the 0.781 acre project site is legally described as a portion of the Pueblo Lot 67 of the Pueblo Lands and Miscellaneous Map No. 36, said portion of said Pueblo Lot 67 more particularly described and shown on record of survey Map No. 994 filed March 31, 1942;

WHEREAS, on March 13, 2013, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1013052 pursuant to the Land Development Code of the City of San Diego;

NOW, THEREFORE, BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated March 13, 2013:

Coastal Development Permit - Section 126.0708 (a)

1. The proposed coastal development will not encroach upon any existing physical access way that is legally used by the public or any proposed public access way identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan. The City of San Diego, Public Utilities Department will replace the Catalina Standpipe, located at 209 Catalina Boulevard, within the Peninsula Community Plan area. The project consists of the demolition and replacement of an existing 1.5 million gallon standpipe, constructed in 1954, with a new 2.0 million gallon steel standpipe on the same lot. Removal of the existing standpipe will occur after completion and activation of the new standpipe. The new standpipe would be 70 feet in diameter and 80.5 feet tall. The project will also install approximately 100 feet of 24-inch inlet and outlet piping, a maintenance path on the site, and curb-to-curb paving for pipeline installation areas in the Right-of-Way. The reservoir is on City owned property. This facility provides water to nearby Navy facilities, civilian residences in the surrounding area, as well as the Point Loma Nazarene University, and the City of San Diego's Point Loma Sewer Treatment Plant. The Peninsula Community Plan does not designate coastal views or access on, through, or over the project site.

Existing or potential views to the water are very limited and access to the water does not exist on, through, or over the project site, which is fenced and secured by a locked gate. Therefore the proposed coastal development will not encroach upon any existing public views or physical access way that is legally used by the public or any proposed public access way identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.

2. The proposed coastal development will not adversely affect environmentally sensitive lands.

The project consists of the demolition and replacement of an existing 1.5 million gallon standpipe, constructed in 1954, with a new 2.0 million gallon steel standpipe on the same lot. The project will also install approximately 100 feet of 24-inch inlet and outlet piping, a maintenance path on the site, and curb-to-curb paving for pipeline installation areas in the right-of-way. The project site does not contain any environmentally sensitive lands (ESL); defined as land containing steep hillsides, sensitive biological resources, coastal beaches, sensitive coastal bluffs, or Special Flood Hazard Areas. No physical environmental effects can be attributed to the project. As such the proposed coastal development will not adversely affect environmentally sensitive lands.

3. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

The project site is designated for Naval Related Industry in the Peninsula Community Plan. The plan does not contain language regarding the existing facility. The project scope is to replace an existing standpipe that will service the adjacent Navy facilities, civilian residences in the surrounding area, as well as the Point Loma Nazarene University, and the City of San Diego's Point Loma Sewer Treatment Plant. The existing standpipe will be demolished once the new one is operational. In addition, the community plan does not designate coastal views or access on, through, or over the project site. Existing or potential views to the water are very limited and access to the water does not exist on, through, or over the project site, which is fenced and secured by a locked gate. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

4. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

The project consists of the demolition and replacement of an existing 1.5 million gallon standpipe, constructed in 1954, with a new 2.0 million gallon steel standpipe on the same lot. The project will also install approximately 100 feet of 24-inch inlet and outlet piping, a maintenance path on the site, and curb-to-curb paving for pipeline installation areas in the Right-of-Way. This facility provides water to nearby Navy facilities, civilian residences in the surrounding area, as well as the Point Loma Nazarene University, and the City of San Diego's Point Loma Sewer Treatment Plant.

Section 30211 of the California Coastal Act requires that no development interfere with the public's right of access to the sea, the use of dry sand and the use of rock coastal beaches up to the first line of terrestrial vegetation. The purpose and intent of Section 30211 is to ensure that the public can access the sea and its associated rock coastal beaches. As such the replacement of the 1.5 million gallon standpipe with a 2.0 million gallon steel standpipe and associated work would comply as there are currently no existing public views or physical access way(s) that are legally used by the public or any proposed public access way identified in a Local Coastal Program land use plan.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1013052 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1013052, a copy of which is attached hereto and made a part hereof.

Helene Deisher
Development Project Manager
Development Services

Adopted on: March 13, 2013

WBS No. B-00155.02.06

RECORDING REQUESTED BY
 CITY OF SAN DIEGO
 DEVELOPMENT SERVICES
 PERMIT INTAKE, MAIL STATION 501

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WBS No. B-00155.02.06

COASTAL DEVELOPMENT PERMIT NO. 1013052
CATALINA STANDPIPE - PROJECT NO. 285129
 Hearing Officer

This Coastal Development Permit No.1013052 is granted by the Hearing Officer of the City of San Diego to City Of San Diego, Owner and Engineering and Capital Projects Department, Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0708. The 0.781-acre site is located at 209 Catalina Boulevard within the Coastal Height (Prop D), Coastal Overlay (Appealable), RS-1-11 Zones. The project site is legally described as: a portion of Pueblo lot 67 shown on record of survey map number 994, Lot 102.

Subject to the terms and conditions set forth in this Permit, permission is granted to the City of San Diego, Owner and Engineering and Capital Projects Department, Permittee to demolish the existing 1.5 Million gallon Standpipe and construct a new 2.0 million gallon Standpipe on the same lot. The project will also install approximately 100 feet of 24-inch inlet and outlet piping, a maintenance path on the site, and curb-to-curb paving for pipeline installation areas in the Right-of-Way as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 13, 2013 on file in the Development Services Department.

The project shall include:

- a. Demolition and replacement of an existing 1.5 million gallon, Standpipe with a 2.0 million gallon Standpipe; and
- b. install approximately 100 feet of 24-inch inlet and outlet piping, a maintenance path on the site, and curb-to-curb paving for pipeline installation areas in the right-of-way; and
- b. Landscaping (planting, irrigation and landscape related improvements); and

- c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.
2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action, or following all appeals.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

9. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

10. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

ENGINEERING REQUIREMENTS:

11. The City Engineer shall assure that all grading shall conform to requirements in accordance with the City of San Diego Municipal Code and incorporation of any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code.

LANDSCAPE REQUIREMENTS:

12. The Owner/Permittee shall replace landscaping as necessary and appropriate.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on March 13, 2013 and Resolution No. XXX.

Coastal Development Permit No.1013052

Date of Approval: March 13, 2013

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Helene Deisher
Development Project Manager

**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1189 et seq.**

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of
this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

City of San Diego Engineering and Capital Projects Department
Owner/Permittee

By _____
NAME
TITLE

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.**

RESOLUTION NUMBER R- _____

ADOPTED ON March 13, 2013

WHEREAS, on June 18, 2012, the City of San Diego, Owner and Engineering and Capital Projects Department, Permittee, submitted an application to Development Services Department for a Coastal Development Permit for the Catalina Standpipe (Project); and

WHEREAS, the matter was set for a public hearing to be conducted by the Hearing Officer of the City of San Diego; and

WHEREAS, the issue was heard by the Hearing Officer on March 13, 2013; and

WHEREAS, the Hearing Officer considered the issues discussed in Negative Declaration No. 285129 (Declaration) prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the Hearing Officer that it is certified that the Declaration has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.), that the Declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Declaration, together with any comments received during the public review process, has been reviewed and considered by the Hearing Officer in connection with the approval of the Project.

BE IT FURTHER RESOLVED, that the Hearing Officer finds on the basis of the entire record, including the Initial Study and any comments received, that there is no substantial evidence that the Project will have a significant effect on the environment, and therefore, that said Declaration is hereby adopted.

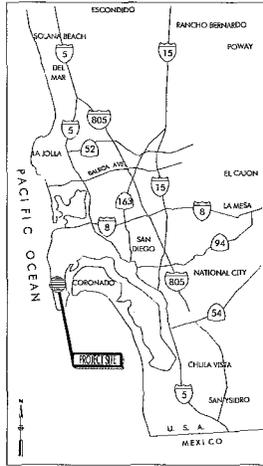
BE IT FURTHER RESOLVED, that the Declaration and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the [DEVELOPMENT SERVICES DEPARTMENT, 1222 FIRST AVENUE, SAN DIEGO, CA 92101 or CITY CLERK, 202 C STREET, SAN DIEGO, CA 92101].

BE IT FURTHER RESOLVED, that DEVELOPMENT SERVICES STAFF is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

APPROVED:

By: _____
Helene Deisher, Development Project Manager

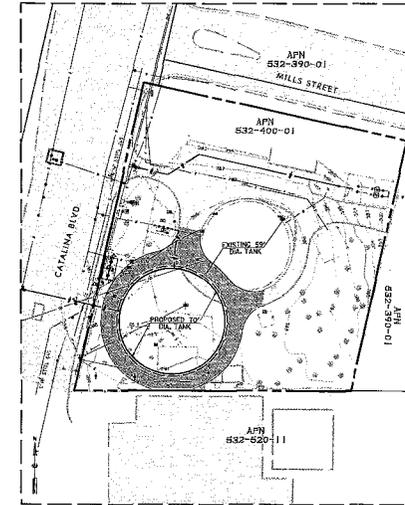
CATALINA STANDPIPE RENOVATION



VICINITY MAP
NOT TO SCALE

SHEET INDEX

- 0-1 TITLE SHEET
- 0-2 GENERAL & PROJECT NOTES
- 0-3 LIST OF ABBREVIATIONS
- C-1 SITE PLAN, STAGING AREA & CONSTRUCTION OFFICE
- C-2 HORIZONTAL CONTROL
- C-3 GRADING & IMPROVEMENTS
- C-4 UTILITIES
- C-5 PROFILE (NOT INCLUDED)
- C-6 PROFILE (NOT INCLUDED)
- C-7 CITY CONNECTIONS (NOT INCLUDED)
- C-8 CIVIL DETAILS (NOT INCLUDED)
- D-1 DEMOLITION
- EC-1 EROSION CONTROL PLAN
- L-1 LANDSCAPE - PLANTING PLAN & NOTES
- E-1 STANDARD ELECTRICAL SYMBOLS & ABBREVIATIONS (NOT INCLUDED)
- E-2 ELECTRICAL SITE PLAN - DEMOLITION (NOT INCLUDED)
- E-3 ELECTRICAL SITE PLAN (NOT INCLUDED)
- E-4 AREA PLANS (NOT INCLUDED)
- E-5 SCHEDULES, DETAILS (NOT INCLUDED)
- E-6 RCP LAYOUT DIAGRAM (NOT INCLUDED)
- E-7 RCP CONTROL DIAGRAM 1 (NOT INCLUDED)
- E-8 RCP CONTROL DIAGRAM 2 (NOT INCLUDED)
- E-9 RCP CONTROL DIAGRAM 3 (NOT INCLUDED)
- E-10 ANTENNA MAST DETAIL (NOT INCLUDED)
- P-1 INLET, OUTLET, DRAIN AND OVERFLOW PIPING CONNECTION DETAILS (NOT INCLUDED)
- P-2 ALTITUDE VALVE VAULT PLAN & SECTION (NOT INCLUDED)
- P-3 MISCELLANEOUS PIPING & SECTION (NOT INCLUDED)
- CP-1 CATHODIC PROTECTION DETAILS (NOT INCLUDED)
- CP-2 CATHODIC PROTECTION DETAILS (NOT INCLUDED)
- N-1 STANDARD INSTRUMENTATION SYMBOLS & ABBREVIATIONS (NOT INCLUDED)
- N-2 P&ID (NOT INCLUDED)
- N-3 COMMUNICATION BLOCK DIAGRAM (NOT INCLUDED)
- S-1 T.M.K. GENERAL ELEVATIONS
- S-2 FOUNDATION ELEVATION



KEY MAP
NO SCALE

* I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 8703 OF THE BUSINESS AND PROFESSIONS CODE AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS. I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

KEVIN R. CIBSON _____ DATE _____

CONSTRUCTION CHANGE / ADDENDUM			
CHANGE	DATE	AFFECTED OR ADDED SHEET NUMBERS	APPROVAL NO.

WARNING
0 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

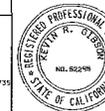
CITY OF SAN DIEGO
PUBLIC WORKS PROJECT



TEMPORARY BMP CONSTRUCTION SITE STORM WATER PRIORITY: HIGH _____ MEDIUM _____ LOW _____ SPEC. NO. _____

CONSULTANT

RICK ENGINEERING COMPANY
5628 FRANKS ROAD
SAN DIEGO, CA 92110
619.291.0707
RAN0619.291.4165
San Diego



G-1

CATALINA STANDPIPE RENOVATION
TITLE SHEET

CITY OF SAN DIEGO, CALIFORNIA PUBLIC WORKS-ENGINEERING AND CAPITAL PROJECTS SHEET OF _____ SHEETS		WAS 8-00155
DESIGNED BY ROBERT BELCIANO PROJECT CREATOR	DATE 198-1693	
APPROVED BY ROBERT BELCIANO PROJECT CREATOR	DATE 1838-6253	
CONTRACTOR/MAJOR CONSTRUCTION DATE STARTED _____	DATE COMPLETED _____	37040-XX-D

PRELIMINARY
NOT FOR CONSTRUCTION

CATALINA STANDPIPE RENOVATION
30% - SUBMITTAL 6-27-12

FIELD DATA

BENCHMARK
THE BENCH MARK FOR THIS SURVEY IS THE BRASS PLUG ON ISLAND ROSE LOCATED AT THE INTERSECTION OF CATALINA BLVD. & BARBENT ST. PER CITY OF SAN DIEGO VERTICAL CONTROL BOOK DATED AUGUST 1989.

BM ELEV. = 302.365, MSL, PER U.S.G.S. ADJUSTMENT OF 1970

FIELD NOTES

REDS TO BEARS / COORDINATES
THE BASIS OF COORDINATES AND BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83) (EPOCH 1983) ZONE 10 AND IS DETERMINED BY GPS RTK MEASUREMENTS TAKEN ON APRIL 10, 2012 AT STA. SDGPS-1H5 AND STA. SDGPS-1H3 PER ROD 14532.

GRID BEARING SD05-1H5 TO SDGPS-1H5: N107°58'E

OWNER/APPLICANT

OWNER
CITY OF SAN DIEGO, REAL ESTATE ASSETS DEPARTMENT
3200 Third Ave., Suite 1700
San Diego, California 92101
Carol Young - cyoung@сандiego.gov

APPLICANT / DEVELOPER

CITY OF SAN DIEGO, ECP DEPARTMENT, PUBLIC WORKS
600 B Street
San Diego, California 92101
619-533-5154
Dwayne Abbey - dabbey@sандiego.gov

LEGAL DESCRIPTION

A PORTION OF THE PUEBLO LOT 67 OF THE PUEBLO LANDS OF THE CITY OF SAN DIEGO, CALIFORNIA ACCORDING TO THE MAP THEREOF BY JAMES PASCO, A COPY OF WHICH SAID MAP IS FILED IN THE OFFICE OF THE RECORDER OF SAN DIEGO AND IS KNOWN AS MISCELLANEOUS MAP NO. 36, SAID PORTION OF SAID PUEBLO LOT 67 IS MORE PARTICULARLY DESCRIBED AND SHOWN ON RECORD OF SURVEY MAP NO. 994 AND SAID MAP THEREOF AS FILED IN THE OFFICE OF THE RECORDER OF SAN DIEGO COUNTY ON MARCH 31, 1942, THE SUBJECT TRACT BEING THAT TRACT DESIGNATED ON SAID MAP ON "CITY RESERVOIR" TRACT.

DISCIPLINE CODE

- G GENERAL
- D DEMOLITION
- C CIVIL
- L LANDSCAPE
- A ARCHITECTURAL
- S STRUCTURAL
- M MECHANICAL
- E ELECTRICAL
- I INSTRUMENTATION
- T TRAFFIC CONTROL

SOURCE OF TOPOGRAPHY

RICK ENGINEERING COMPANY
FIELD SURVEY PERFORMED 04/10/2012.

REFERENCE DRAWINGS:

DRAWING NO.	DESCRIPTION
25921-D	CATALINA STANDPIPE CONNECTION FOR NAVY PUMP STATION A-42
9830-D	POINT LOMA PIPELINE
6382-W	CATALINA STREET STANDPIPES OVERFLOW AND DRAIN LINES
5614-W	CATALINA STREET PIPELINE
5999-W	CATALINA STREET PIPELINE
5999-C	CATALINA STANDPIPE

CONTRACTOR'S RESPONSIBILITIES

- PURSUANT TO SECTION 4216 OF THE GOVERNMENT CODE, AT LEAST 2 WORKING DAYS PRIOR TO COMMENCING ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT THE REGIONAL NOTIFICATION CENTER (UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA) AND OBTAIN AN INQUIRY IDENTIFICATION NUMBER.
- THE CONTRACTOR SHALL NOTIFY SOGSEA AT LEAST 10 WORKING DAYS PRIOR TO EXCAVATING WITHIN 10' OF SINGLE UNDERGROUND HIGH VOLTAGE TRANSMISSION POWER LINES. (i.e., 69 KV & HIGHER)

STORM WATER PROTECTION

- THIS PROJECT IS SUBJECT TO MUNICIPAL STORM WATER PERMIT ORDER NO. R9-2007-0001 AND A WPCP WILL BE PREPARED.
- THIS PROJECT WILL FOLLOW PHASED GRADING NOT TO EXCEED THE ACRES PER PHASE, PURSUANT TO THE CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL DATED JANUARY 20, 2012.

EROSION AND SEDIMENT CONTROL NOTES

TEMPORARY EROSION/SEDIMENT CONTROL, PRIOR TO COMPLETION OF FINAL IMPROVEMENTS, SHALL BE PERFORMED BY THE CONTRACTOR OR QUALIFIED PERSON AS INDICATED BELOW:

- ALL REQUIREMENTS OF THE CITY OF SAN DIEGO AND DEVELOPMENT MANUAL STORM WATER STANDARDS MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING/IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL PLAN (WPCP) FOR CONSTRUCTION LEVEL BMP'S AND FOR PERMANENT POST CONSTRUCTION TREATMENT CONTROL PERMANENT BMP'S, THE WATER QUALITY TECHNICAL REPORT (WQTR) IF APPLICABLE.
- FOR STORM DRAIN INLETS, PROVIDE A GRAVEL BAG SILT BASIN IMMEDIATELY UPSTREAM OF INLET AS INDICATED ON DETAILS.
- FOR INLETS LOCATED AT SUMPS ADJACENT TO TOP OF SLOPES, THE CONTRACTOR SHALL ENSURE THAT WATER DRAINING TO THE SUMP IS DIRECTED INTO THE INLET AND THAT A MINIMUM OF 300' FREEBOARD EXISTS AND IS MAINTAINED ABOVE THE TOP OF THE INLET. IF FREEBOARD IS NOT PROVIDED BY GRADING SHOWN ON THESE PLANS, THE CONTRACTOR SHALL PROVIDE IT VIA TEMPORARY MEASURES, I.E. GRAVEL BAGS OR DIKES.
- THE CONTRACTOR OR QUALIFIED PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF SILT AND MUD ON ADJACENT STREET(S) AND STORM DRAIN SYSTEM DUE TO CONSTRUCTION ACTIVITY.
- THE CONTRACTOR OR QUALIFIED PERSON SHALL CHECK AND MAINTAIN ALL LINED AND UNLINED DITCHES AFTER EACH RAINFALL.
- THE CONTRACTOR SHALL REMOVE SILT AND DEBRIS AFTER EACH MAJOR RAINFALL.
- EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
- THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORKING ORDER TO THE SATISFACTION OF THE CITY ENGINEER OR RESIDENT ENGINEER AFTER EACH RUN-OFF PRODUCING RAINFALL.
- THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION/SEDIMENT CONTROL MEASURES AS MAY BE REQUIRED BY THE RESIDENT ENGINEER DUE TO UNCOMPLETED GRADING OPERATIONS OR UNFORESEEN CIRCUMSTANCES, WHICH MAY ARISE.
- THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
- ALL EROSION/SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED GRADING PLAN SHALL BE INCORPORATED HEREON. ALL EROSION/SEDIMENT CONTROL FOR INTERIM CONDITIONS SHALL BE DONE TO THE SATISFACTION OF THE RESIDENT ENGINEER.
- GRADED AREAS AROUND THE PROJECT PERIMETER MUST DRAIN AWAY FROM THE FACE OF THE SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
- ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN RAIN IS IMMINENT.
- THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING FOR "THE AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED PERSON CAN PROVIDE EROSION/SEDIMENT CONTROL MEASURES.
- THE CONTRACTOR SHALL ARRANGE FOR WEEKLY MEETINGS DURING OCTOBER 1ST TO APRIL 30TH FOR PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED PERSON, EROSION CONTROL, SUBCONTRACTOR IF ANY) ENGINEER OF WORK, OWNER/DEVELOPER AND THE RESIDENT ENGINEER TO EVALUATE THE ADEQUACY OF THE EROSION/SEDIMENT CONTROL MEASURES AND OTHER RELATED CONSTRUCTION ACTIVITIES.

GRADING & GEOTECHNICAL SPECIFICATIONS

1. ALL GRADING SHALL BE DONE UNDER OBSERVATION AND TESTING BY A QUALIFIED CIVIL ENGINEER OR GEOTECHNICAL ENGINEER AND, IF REQUIRED, BOTH A QUALIFIED CIVIL ENGINEER OR GEOTECHNICAL ENGINEER AND AN ENGINEERING GEOLOGIST. ALL GRADING MUST BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY ORDINANCE AND THE RECOMMENDATIONS AND SPECIFICATIONS SET FORTH IN THE SOILS REPORT OR GEOLOGICAL/GEOTECHNICAL INVESTIGATION ENTITLED

GEOTECHNICAL EVALUATION CATALINA STANDPIPE SAN DIEGO, CALIFORNIA, Ninyo & Moore
Geotechnical and Environmental Sciences Consultants, May 16, 2012

- ALL FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MOST RECENT VERSION OF A.S.T.M. D-1557 OR AN APPROVED ALTERNATIVE STANDARD.
- AT THE COMPLETION OF THE GRADING OPERATIONS FOR THIS PLAN, AN AS-GRADED SOILS REPORT, OR IF REQUIRED, AN AS-GRADED GEOTECHNICAL REPORT WILL BE PREPARED IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE CITY OF SAN DIEGO TECHNICAL GUIDELINES FOR GEOTECHNICAL REPORTS. THE FINAL "AS-GRADED" GEOTECHNICAL REPORT WILL BE SUBMITTED TO THE FIELD ENGINEERING SECTION OF ENGINEERING AND CAPITAL PROJECTS DEPARTMENT AND A SECOND COPY TO THE GEOLOGY SECTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF THE COMPLETION OF GRADING. WHERE GEOLOGICAL INSPECTION IS INDICATED IN THE PERMIT OR PROJECT PLANS, REPORTS OR SPECIFICATIONS, THE FINAL REPORT MUST ALSO BE REVIEWED AND SIGNED BY A CALIFORNIA CERTIFIED ENGINEERING GEOLOGIST.
- IF THE GEOTECHNICAL CONSULTANT OF RECORD IS CHANGED FOR THE PROJECT, THE WORK SHALL BE STOPPED UNTIL THE REPLACEMENT HAS AGREED IN WRITING TO ACCEPT THE RESPONSIBILITY WITHIN THE AREA OF THEIR TECHNICAL COMPETENCE FOR APPROVAL UPON COMPLETION OF THE WORK. IT SHALL BE THE DUTY OF THE PERMITTEE TO NOTIFY THE CITY ENGINEER AND THE GEOLOGY SECTION OF DEVELOPMENT SERVICES IN WRITING OF SUCH CHANGE PRIOR TO THE RECOMMENCEMENT OF GRADING.
- THESE GRADING PLANS HAVE BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS CONTAINED IN THE REFERENCED GEOTECHNICAL REPORT(S) PREPARED FOR THIS PROJECT.

Chris Robinson	C.E.	DATE
Francis D. Moreland	C.E.G.	DATE

Ninyo & Moore - Geotechnical and Environmental Sciences Consultants
2740 Fifth Road
San Diego, California 92123
(659) 576-1000

IF THE SOILS ENGINEER (R.C.E. OR C.E.) AND CERTIFIED ENGINEERING GEOLOGIST (C.E.G.) SIGNING THIS STATEMENT ARE NOT FROM THE SAME COMPANY, BOTH COMPANY NAMES AND PHONE NUMBERS MUST BE PROVIDED.

6. FOR SOIL FILE SEE CITY RECORD 5 -

WORK TO BE DONE

THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE SPECIFICATIONS AND STANDARD DRAWINGS OF THE CITY OF SAN DIEGO.

REFERENCE SPECIFICATIONS

- SUPPLEMENTARY SPECIAL PROVISIONS (SSP) FOR CATALINA STANDPIPE RENOVATION.
- CITY SUPPLEMENT, 2010 EDITION (WHITEBOOK).
- STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2012 EDITION (GREEN BOOK).

LEGEND

IMPROVEMENTS	STANDARD DRAWINGS	SYMBOL
RETAINING WALL	C-1	-----
PROPOSED WATER	WP-01 & WP-02	-----
PROPOSED STORM DRAIN	WP-01 & WP-02	-----
PROPOSED FENCE	M-6 & M-20	-----
PROPOSED MAJOR CONTOUR		-----
PROPOSED MINOR CONTOUR		-----
PROPERTY BOUNDARY		-----
PROPOSED VALVE	WV-01, WV-02, & WV-03	-----
PROPOSED THRUST BLOCK	WT-01	-----
PROPOSED REDUCER		-----

EXISTING STRUCTURES

EX WATER VALVE	-----
EX WATER METER	-----
EX FIRE HYDRANT	-----
EX DRAINS	-----
EX PAVEMENT	-----
EX POWER POLE	-----
EX LIGHT POLE	-----
EX WATER	-----
EX GAS	-----
EX UNDERGROUND TELEPHONE	-----
EX UNDERGROUND ELECTRIC	-----
EX OH ELECTRIC	-----
EX OH TELEPHONE	-----
EX ASPHALT CONCRETE	-----

G-2

CONSULTANT

RICK ENGINEERING COMPANY
2620 FRANKS ROAD
SAN DIEGO, CA 92110
619.291.2007
FAX: 619.291.4165
rick@rickeng.com
www.rickeng.com

REGISTERED PROFESSIONAL ENGINEER
EXERCISING AS A GEOTECHNICAL ENGINEER
STATE OF CALIFORNIA
NO. 02279

HAZARD Construction

REGISTERED PROFESSIONAL ENGINEER
EXERCISING AS A GEOTECHNICAL ENGINEER
STATE OF CALIFORNIA
NO. 02279

**CATALINA STANDPIPE RENOVATION
GENERAL & PROJECT NOTES**

CITY OF SAN DIEGO, CALIFORNIA
PUBLIC WORKS-ENGINEERING AND CAPITAL PROJECTS
SHEET OF SHEETS

REV. B-00155

DESIGNED BY DWAYNE ABBEY - ASSOCIATE ENGINEER
PROJECT ENGINEER ROBERT BELCIANO
198-1693
1838-6253
C283 COORDINATE

CONTRACTOR HAZARD CONSTRUCTION DATE STARTED _____ DATE COMPLETED 37040-XX-D

CATALINA STANDPIPE RENOVATION

ABBREVIATIONS

ACP	ASBESTOS CEMENT PIPE	EL, ELEV	ELEVATION	PROP	PROPOSED
AC	ASPHALT CONCRETE	ELEC	ELECTRIC	PVC	POLYVINYL CHLORIDE
APN	ASSESSOR'S PARCEL NUMBER	EP	EDGE OF PAVEMENT	RT	RIGHT
CATV	CABLE TV	EX, EXIST	EXISTING	SL	SURVEY LINE
C.I.P.	CAST IRON PIPE	FG	FINISH GRADE	SWR	SEWER
CL	CENTER LINE	FL	FLOWLINE	TEL	TELEPHONE
CML&C	CEMENT MORTAR LINED & COATED STEEL PIPE	G.V.	GATE VALVE	TF	TOP OF FOUNDATION, TOP OF FOOTING
COND	CONDUIT	HP	HIGH PRESSURE	TP	TOP OF PIPE
D.I.P.	DUCTILE IRON PIPE			TW	TOP OF WALL
				UNK	UNKNOWN

G-3



**CATALINA STANDPIPE RENOVATION
LIST OF ABBREVIATIONS**

CONSULTANT	
RIECK ENGINEERING COMPANY	5620 FRANKS ROAD SAN DIEGO, CA 92119 619.291.0207 619.291.1165 rick@riekengineering.com San Diego Riverside - Orange - San Juan Capistrano - Brea/Vista - Sacramento - Phoenix - Tucson
J- 16735	



CITY OF SAN DIEGO, CALIFORNIA PUBLIC WORKS-ENGINEERING AND CAPITAL PROJECTS SHEET OF SHEETS				WAS B-00155
FOR CITY ENGINEER	DATE	DRAWN BY DWAYNE ABBEY PROJECT ENGINEER		
DESCRIPTION	BY	APPROVED	DATE	FILED
ORIGINAL	REC			
CONTRACTOR HAZARD CONSTRUCTION DATE STARTED				198-1693 CCEST COORDINATE
INSPECTOR				1938-6253 CCEST COORDINATE
DATE COMPLETED				37040-XX-D

I:\16735\Civil\Sheets\16735_G-3_Abbreviations.dgn
User: jpe\16735\Drawings\Bentley_2010\workspace\project\CampSite_2005_3D\plan\CampSite_2005_3D.dgn
27-JUN-2012 14:32



FIELD DATA

BENCHMARK:
 THE BENCH MARK FOR THIS SURVEY IS THE BRASS PLUG ON ISLAND NOSE LOCATED AT THE INTERSECTION OF CATALINA BLVD. & DUPONT ST. PER CITY OF SAN DIEGO VERTICAL CONTROL BOOK DATED AUGUST 1989.

BM ELEV.=302.365, MSL, PER U.S.G.S. ADJUSTMENT OF 1970

FIELD NOTES:
 BASIS OF BEARINGS / COORDINATES:
 THE BASIS OF COORDINATES AND BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83) (EPOCH 1983.55) ZONE 6, AND IS DETERMINED BY GPS RTK MEASUREMENTS TAKEN ON APRIL 10, 2012 AT STA. SDGPS-115 AND STA SDGPS-113 PER RDS 14499.

GRID BEARING SDGS-115 TO SDGPS-113: 114°07'58"E

LEGAL DESCRIPTION:

A PORTION OF THE PUEBLO LOT 67 OF THE PUEBLO LANDS OF THE CITY OF SAN DIEGO, CALIFORNIA ACCORDING TO THE MAP THEREOF BY JAMES PASCO, A COPY OF WHICH SAID MAP IS FILED IN THE OFFICE OF THE RECORDER OF SAN DIEGO AND IS KNOWN AS MISCELLANEOUS MAP NO. 16, SUB PORTION OF SAID PUEBLO LOT 67 IS MORE PARTICULARLY DESCRIBED AND SHOWN ON RECORD OF SURVEY MAP NO. 994 AND SAID MAP THEREOF AS FILED IN THE OFFICE OF THE RECORDER OF SAN DIEGO COUNTY ON MARCH 31, 1942, THE SUBJECT TRACT BEING THAT TRACT DESIGNATED ON SAID MAP ON "CITY RESERVOIR TRACT."

SOURCE OF TOPOGRAPHY

RIEK ENGINEERING COMPANY
 FIELD SURVEY PERFORMED 04/10/2012.

C-2

CATALINA STANDPIPE RENOVATION



**CATALINA STANDPIPE RENOVATION
 HORIZONTAL CONTROL**

CITY OF SAN DIEGO, CALIFORNIA PUBLIC WORKS-ENGINEERING AND CAPITAL PROJECTS SHEET OF SHEETS		REV: B-00155
APPROVED:	FOR CITY ENGINEER:	DWAYNE ABBEY ASSOCIATE ENGINEER
DATE:	BY:	ROBERT BELCIANO PROJECT ENGINEER
DESCRIPTION:	APPROVE:	198-1693 CCS27 COORDINATE
ORIGINAL:	DATE:	1838-6253 CCS93 COORDINATE
	FILED:	
CONTRACTOR HAZARD CONSTRUCTION DATE STARTED:		37040-XX-D
INSPECTOR:		DATE COMPLETED:

CONSULTANT

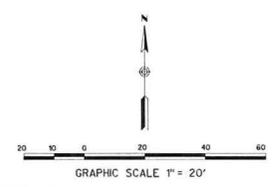
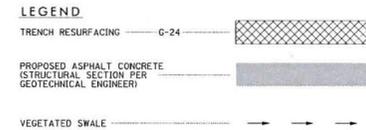
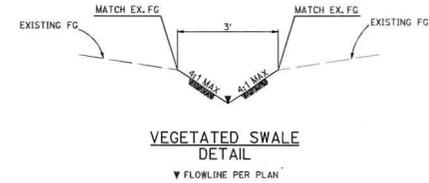
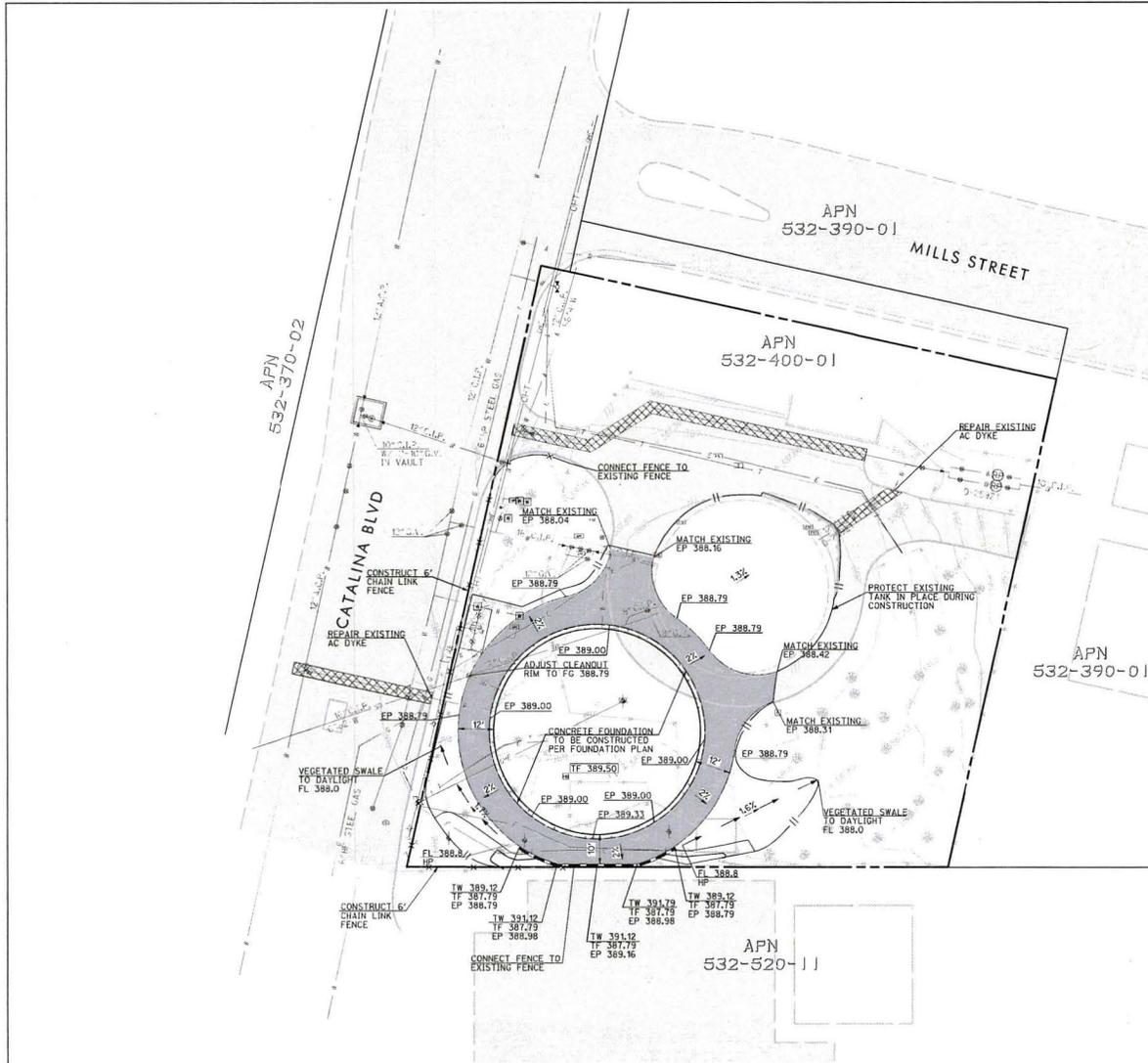
RIEK
 ENGINEERING COMPANY

5620 FRANKS ROAD
 SAN DIEGO, CA 92110
 619.291.6007
 FAX: 619.291.4165

www.riek.com
 Website: Chicago, San Juan, Reno, Boulder, Sacramento, Phoenix, Tucson

16735





C-3

CATALINA STANDPIPE RENOVATION
GRADING & IMPROVEMENT PLAN

CITY OF SAN DIEGO, CALIFORNIA
PUBLIC WORKS-ENGINEERING AND CAPITAL PROJECTS
SHEET OF SHEETS

FOR CITY ENGINEER		DATE	
DESCRIPTION	BY	APPROVED	DATE
ORIGINAL	REC		

WATER NOS B-00155
DWAYNE ABBEY
PROJECT MANAGER
ROBERT BELCIANO
PROJECT ENGINEER
198-1693
CCSP CORPORATE
1938-6253
CCSR CORPORATE



CONTRACTOR/HAZARD CONSULTATION DATE STARTED: _____ DATE COMPLETED: _____
INSPECTION: _____

PRELIMINARY
NOT FOR CONSTRUCTION



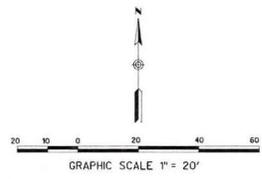
WATER DATA				
NO.	DELTA OR BRG.	RADIUS	LENGTH	REMARKS
①	N77° 22' 47" W		3.00'	24" CML&C
②	N12° 37' 13" E		12.69'	24" CML&C
③	N01° 22' 13" E		12.81'	24" CML&C
④	N77° 42' 09" W		29.67'	24" CML&C
⑤	N77° 42' 09" W		36.34'	24" CML&C
⑥	N65° 35' 54" W		12.09'	24" CML&C *
⑦	N77° 22' 47" W		1.00'	10" PVC
⑧	N67° 37' 13" E		9.07'	10" PVC
⑨	N77° 22' 47" W		23.73'	20" CML&C
⑩	N67° 37' 13" E		24.72'	20" CML&C
⑪	N77° 22' 47" W		94.06'	20" CML&C

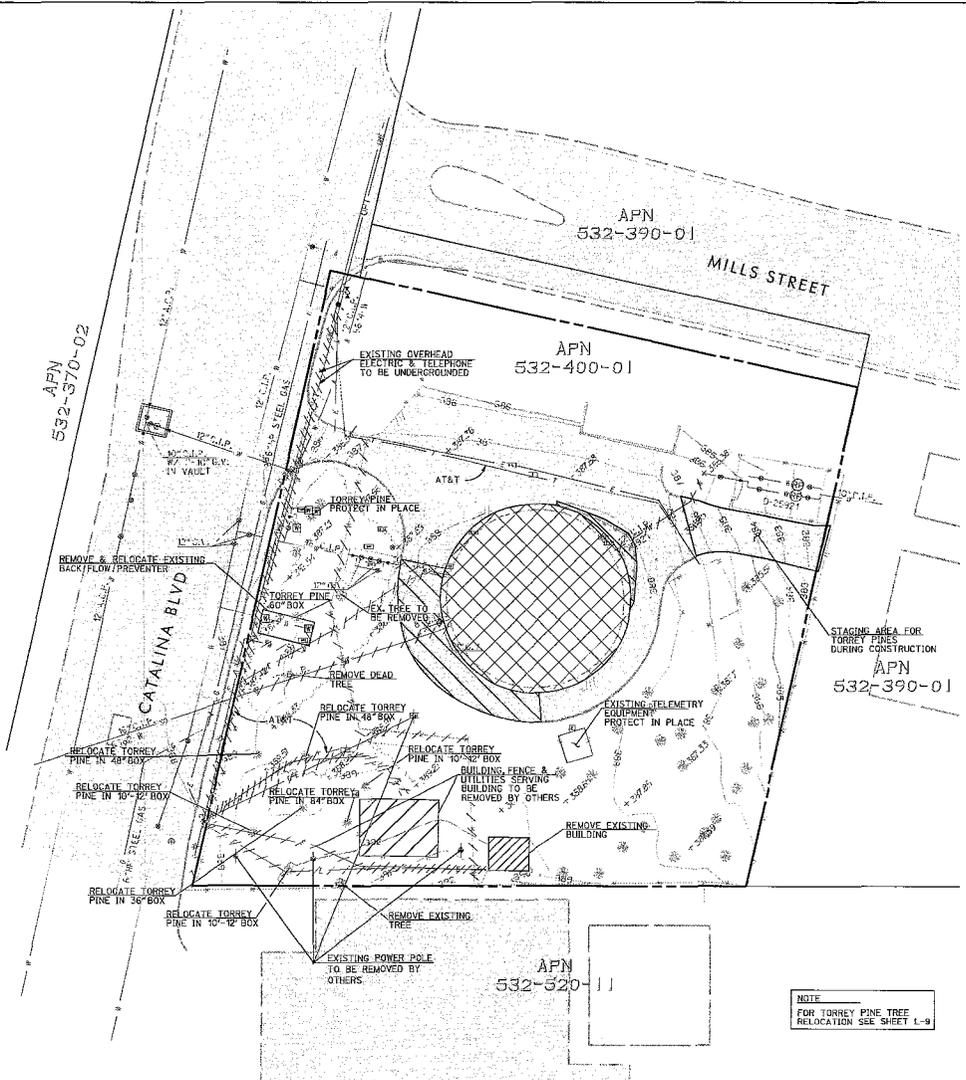
* DRAIN LINK TO STORM DRAIN SYSTEM

C-4

CATALINA STANDPIPE RENOVATION
UTILITIES PLAN

CITY OF SAN DIEGO, CALIFORNIA PUBLIC WORKS-ENGINEERING AND CAPITAL PROJECTS SHEET OF SHEETS		WATER NBS: B-00155
FOR CITY ENGINEER	DATE	BY DWAYNE ABBEY PROJECT MANAGER
DESCRIPTION	BY	APPROVE DATE FILED
ORIGINAL	REC	ROBERT BELCIANO PROJECT ENGINEER
		198-1693 LICENS. COMM. NO.
		1838-6253 LICENS. COMM. NO.
CONTRACTOR HAZARD LINS/INSTRUCION DATE STARTED	DATE COMPLETED	37040-XX-D

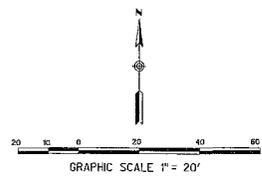




LEGEND

- UTILITIES TO BE REMOVED
- ASPHALT TO BE REMOVED
- STANDPIPE AND FOUNDATION TO BE REMOVED AFTER PROPOSED TANK IS OPERATIONAL
- FENCE TO BE REMOVED

NOTE
FOR TORREY PINE TREE
RELOCATION SEE SHEET L-9

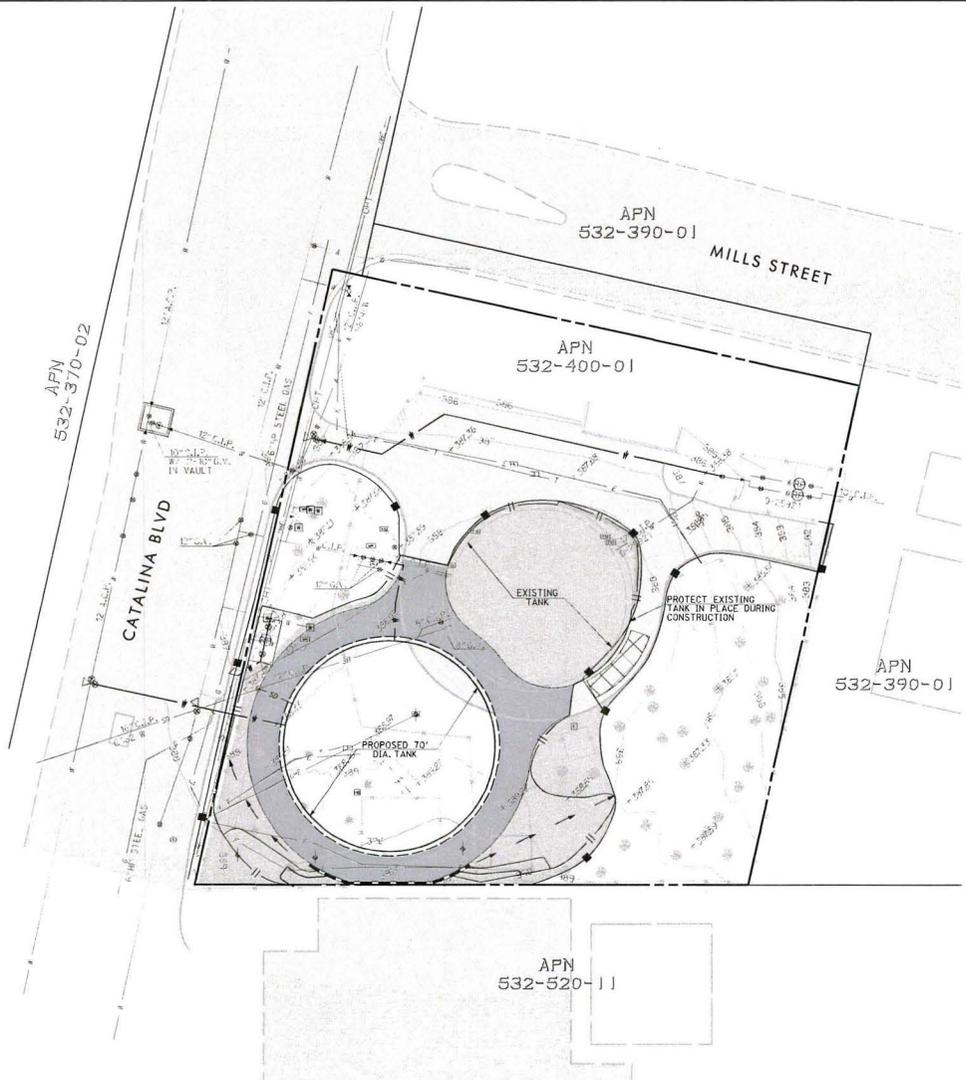


D-1

CATALINA STANDPIPE RENOVATION
DEMOLITION PLAN

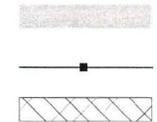
CITY OF SAN DIEGO, CALIFORNIA PUBLIC WORKS-ENGINEERING AND CAPITAL PROJECTS SHEET OF SHEETS		WATER NO5 B-00155
FOR CITY ENGINEER		APPROVED BY DWAYNE ABBEY PROJECT MANAGER
DESCRIPTION	BY	DATE
ORIGINAL	REC	
CONTRACTOR HAZARD CONSTRUCTION DATE STARTED		198-1693
INSPECTOR		1838-6253
DATE COMPLETED		37040-XX-D





LEGEND

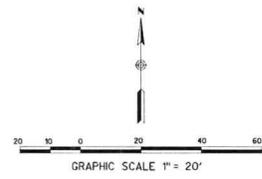
- TACKIFIER/BONDED FIBER MATRIX (BFM)/VISQUEEN/
SHREDDED BARK MULCH (METHOD/PRODUCT TO BE
DETERMINED BY CONTRACTOR)
- SILT FENCE/WEIGHTED FIBER ROLL/COMPOST
LOG/GRAVEL BAG (METHOD/PRODUCT TO BE DETERMINED
BY CONTRACTOR)
- STABILIZED CONSTRUCTION ENTRANCE

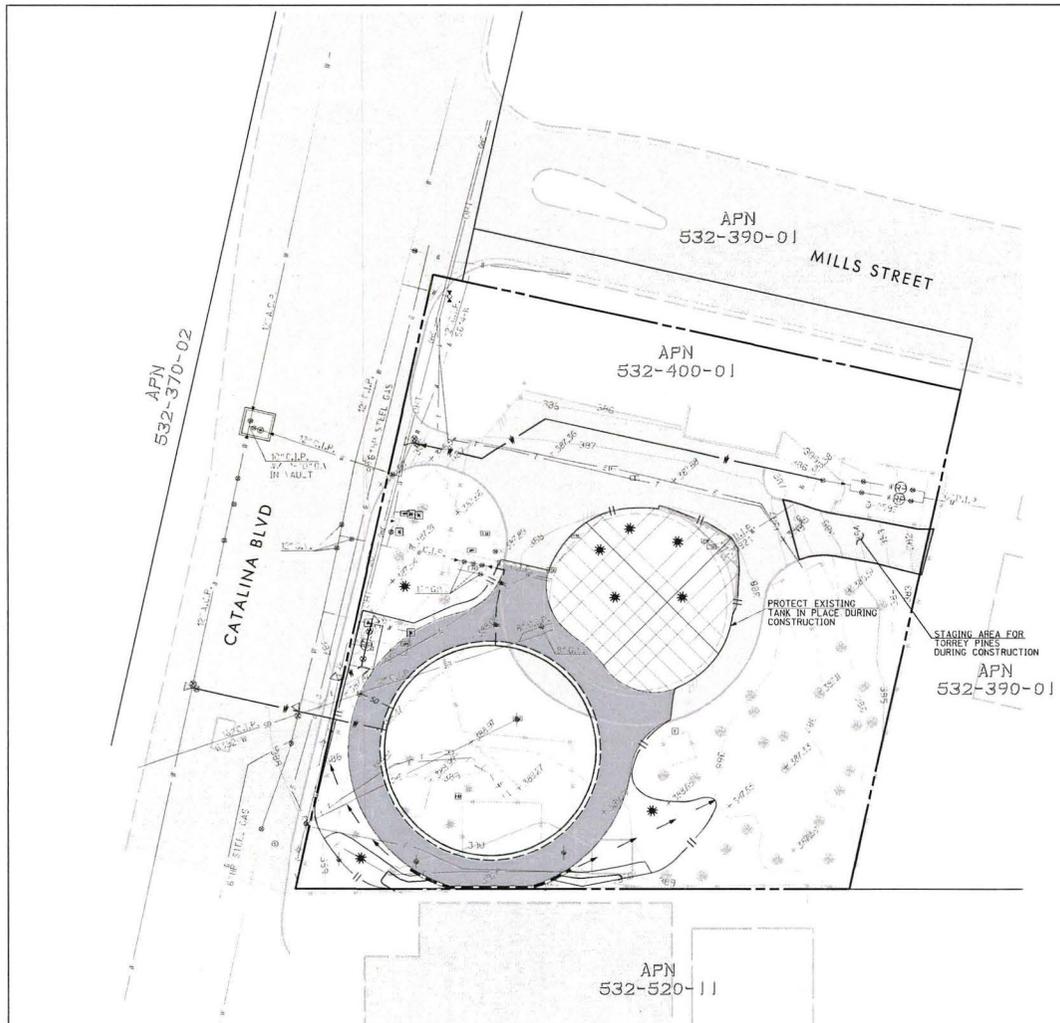


EC-1

**CATALINA STANDPIPE RENOVATION
EROSION CONTROL**

CITY OF SAN DIEGO, CALIFORNIA PUBLIC WORKS-ENGINEERING AND CAPITAL PROJECTS		WATER NO. <u>B-00155</u>
SHEET <u> </u> OF <u> </u> SHEETS		
FOR CITY ENGINEER	DATE	DESIGNED BY DWAYNE ABBEY PROJECT MANAGER
DESCRIPTION	APPROVED	PROJECT ENGINEER ROBERT BELCIANO
ORIGINAL	REC	198-1693 CSESZ COORDINATE
		1838-6253 CSESZ COORDINATE
CONTRACTOR HAZARD CONSTRUCTION DATE STARTED		37040-XX-D
INSPECTOR		DATE COMPLETED





PLANTING NOTES

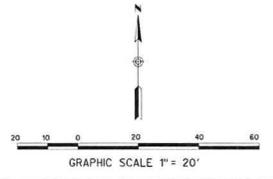
1. THE PLANTING PLAN IS DIAGNOMATIC. ALL TREE LOCATIONS ARE APPROXIMATE AND SHALL BE CONFIRMED IN FIELD BY ASSISTANT IN CONJUNCTION W/ CITY ENGINEER, PRIOR TO DIGGING TREE PIT.
2. PRIOR TO PLANTING, IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AND ALL PLANTING AREAS SHALL BE THOROUGHLY SOAKED.
3. ALL NEW PLANTING AREAS SHALL RECEIVE A THREE INCH LAYER OF SHREDDED BARK MULCH 3" MINUS.

SPECIAL PLANTING NOTES - TREE RELOCATION

1. EXCAVATION
 - A) ALL TREES WILL BE BERMED AND DEEP WATERED FOR AT LEAST TWO WEEKS PRIOR TO ANY EXCAVATION.
 - B) BERMS WILL BE REMOVED.
 - C) PERIMETER OF EACH ROOTBALL WILL BE DELINEATED AND HAND DIGGING WILL BE DONE TO CAREFULLY EXPOSE THE MAIN SUPPORT ROOTS.
 - D) SUPPORT ROOTS WILL BE CUT WITH A CHAINSAW OR SHARP LOPPERS TO MINIMIZE SHOCK.
 - E) THE REMAINDER OF THE EXCAVATION ON THE SIDES OF THE TREES WILL BE MACHINERALLY PERFORMED WITH A BACKHOE.
 - F) THE ROOTBALLS WILL BE BRANDED WITH SARVON ACCORDING TO MANUFACTURER'S SPECS TO PREVENT FUNGUS GROWTH AND TO AID IN NEW ROOT GROWTH.
 - G) THE SIDES OF THE ROOTBALLS WILL BE HAND SHAPED WITH SPECIAL HEAVY-DUTY SHARPENED NURSERY SPIDERS TO MATCH THE ANGLE OF THE PRECONSTRUCTED BOX SIDES.
 - H) THE BOX SIDES WILL BE ATTACHED AND BANGED TOGETHER WITH 1" x 4" STEEL STRAPPING.
 - I) EXCAVATION FOR THE BOTTOM BOARDS TAKES PLACE AND BOTTOM BOARDS WILL BE PLACED UNDER THE TREES.
 - J) CROSS BEAMS WILL BE INSTALLED PERPENDICULAR TO THE BOTTOM BOARDS AS WELL AS ON TOP OF THE ROOTBALL. THE ENTIRE BOX WILL THEN BE STRAPPED TOGETHER, TOP TO BOTTOM, WITH 1" x 4" STEEL STRAPPING.
2. REMOVAL / TRANSPORT
 - A) CABLES WILL BE PLACED BENEATH THE BOX AND ATTACHED TO 2 TO 4 ADDITIONAL CABLES THAT ARE CAREFULLY LOWERED THROUGH THE BRANCHES BY A CRANE.
 - B) THE TREES WILL BE LIFTED WITH A CRANE AND PLACED ON A FLATBED TRAILER AND DRIVEN TO THEIR STORAGE SITE AT THE PAVED DEAD END AREA OF THE PROJECT AMONGST EXISTING TREES. THE TREES WILL THEN BE OFF LOADED WITH THE SAME CRANE TAKING CARE THAT THEY ARE LEVEL.
3. STORAGE / MAINTENANCE
 - A) AN AUTOMATIC IRRIGATION SYSTEM SHOULD BE INSTALLED TO SUPPLY WATER TO THE TREES WHILE THE NEW TANK IS BEING CONSTRUCTED.
 - B) STORED TREES SHOULD BE MONITORED FOR MOISTURE LEVEL AND OVERALL HEALTH.
4. REPLANTING
 - A) ONCE CONSTRUCTION IS COMPLETE, THE STORED TREES WILL BE REPLANTED ON SITE.
 - B) THE BOXED TREES WILL BE LIFTED WITH A CRANE, PLACED ON A FLATBED TRAILER AND DRIVEN TO THEIR PLANTING SITE.
 - C) HOLES WILL BE DUG AND THE TREES WILL BE CRANED INTO THEM.
 - D) BOX SIDES WILL BE REMOVED AND THE AREA AROUND THE ROOTBALLS WILL BE BACKFILLED WITH A MIXTURE OF NATIVE SOIL AND MULCH. THIS SOIL WILL BE WATER-JETTED IN TO INSURE NO AIR POCKETS WILL EXIST.
 - E) BERMS WILL BE BUILT AND A PERMANENT IRRIGATION SYSTEM SHOULD BE INSTALLED AT THAT TIME.

LEGEND

- PROPOSED TORREY PINE RELOCATION *
- SHREDDED BARK MULCH [Symbol]



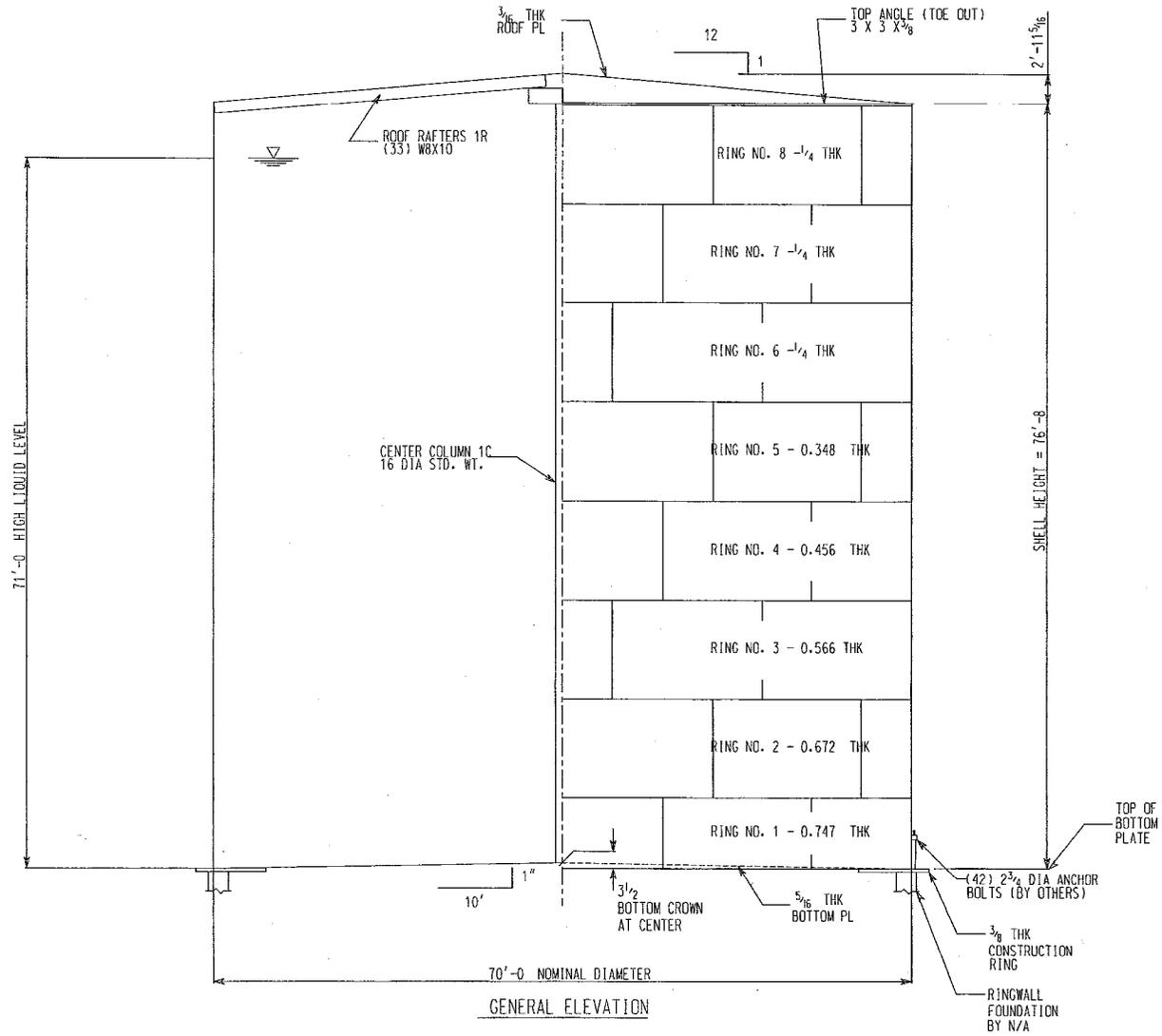
L-1

CATALINA STANDPIPE RENOVATION

**CATALINA STANDPIPE RENOVATION
LANDSCAPE PLANTING PLAN**



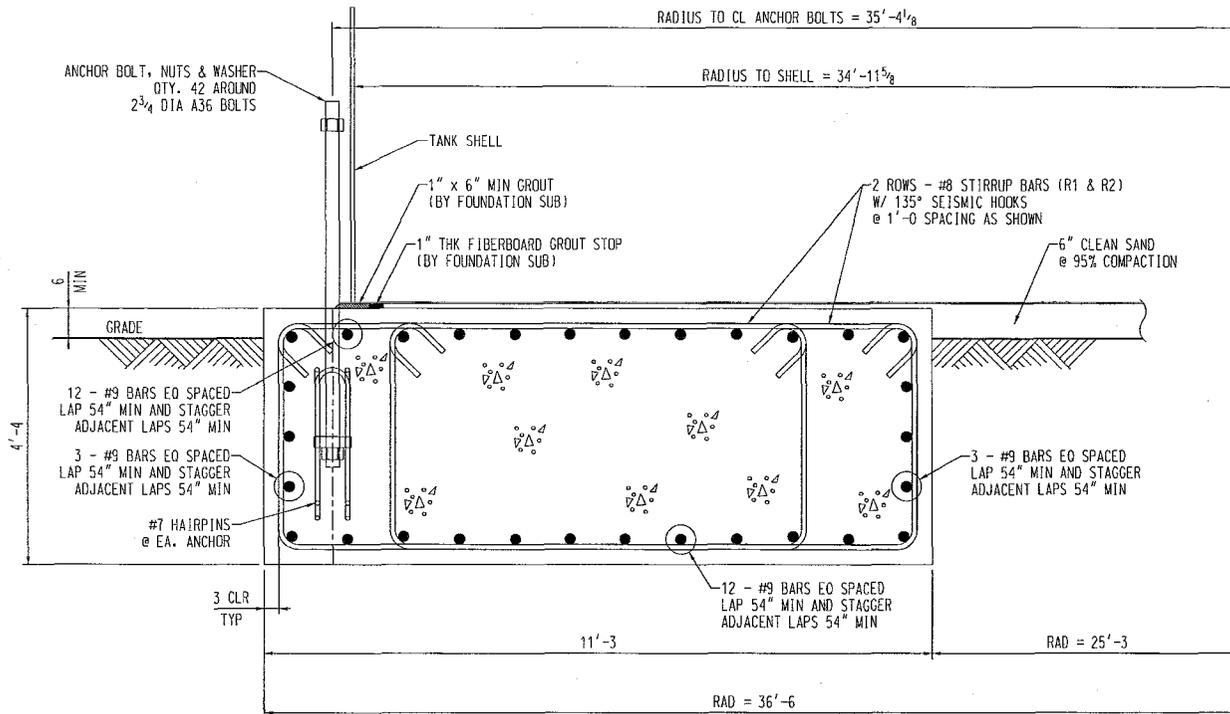
CITY OF SAN DIEGO, CALIFORNIA PUBLIC WORKS-ENGINEERING AND CAPITAL PROJECTS SHEET OF SHEETS		WATER NO. B-00155
DATE FOR CITY ENGINEER	DATE	PROJECT MANAGER DWAYNE ABBEY
DESCRIPTION	BI	APPROVED
ORIGINAL	REC	DATE
		PROJECT ENGINEER ROBERT BELCIANO
		198-1693 COST COORDINATOR
		1938-6253 CCSB COORDINATOR
CONTRACTOR/HAZARD CONSTRUCTION DATE STARTED	DATE COMPLETED	37040-XX-D



S-1

CITY OF SAN DIEGO, CALIFORNIA PUBLIC WORKS-ENGINEERING AND CAPITAL PROJECTS					WATER WPS	B-00155
SHEET ... OF ... SHEETS					DRAWN BY	
FOR CITY ENGINEER			DATE		PROJECT MANAGER	
DESCRIPTION	BY	APPROVED	DATE	FILED	CROSS BY	
ORIGINAL	M.B.				PROJECT ENGINEER	
					SEE SHEETS	
					C6527 COORDINATE	
					SEE SHEETS	
					C6527 COORDINATE	
CONTRACTOR/MAR. CONSTRUCTION/DATE STARTED					37040 - -0	
INSPECTOR					DATE COMPLETED	

CATALINA STANDPIPE RENOVATION



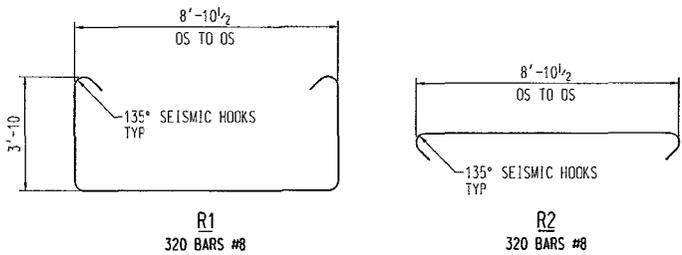
FOUNDATION ELEVATION
 FOUNDATION BEARING SURFACE SHALL BE INSPECTED AND APPROVED BY GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION OF FOUNDATION RINGWALL.

FOUNDATION NOTES

- DO NOT SCALE THIS DRAWING.
- SEE GEOTECHNICAL REPORT FOR SITE PREPARATION.
- SUBSTANTIAL LOCATION AND ELEVATION MARKERS SHALL BE SET BY OWNER OF HIS REPRESENTATIVE.
- CHECK DIMENSIONS. IF ANY DIMENSIONS DO NOT CHECK, DO NOT PROCEED UNTIL THEY ARE VERIFIED OR CORRECTED.
- ALL CONCRETE WORK AND DETAILS NOT SHOWN ARE TO BE IN ACCORDANCE WITH PROJECT PLANS AND SPECIFICATIONS AND ACT 301.
- ALL CONCRETE WORK SHALL BE PLACED WITHOUT CONSTRUCTION JOINTS EXCEPT WHERE SHOWN.
- ALL CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. MAXIMUM AGGREGATE SIZE TO BE 3/4".
- REINFORCING BARS SHALL CONFORM TO ASTM A615 DEFORMED GRADE 60.
- THESE FOUNDATIONS ARE DESIGNED FOR BEARING ON SOIL HAVING A NET ALLOWABLE BEARING CAPACITY OF 9000 PSF (9000 PSF WITH WIND AND 9000 PSF WITH EARTHQUAKE). REFER TO PROJECT PLANS AND SPECIFICATIONS AND GEOTECHNICAL REPORT. IF EXPOSED BEARING SURFACE DOES NOT CONFORM TO THE ABOVE REQUIREMENTS, NOTIFY CB&I CONSTRUCTORS, INC. BEFORE PROCEEDING.
- CHAMFER ALL EXPOSED EDGES "1".
- THE TOP OF THE RINGWALL IS TO BE FINISHED SMOOTH AND LEVEL. NO POINT IN THE CIRCUMFERENCE OF THE WALL SHALL VARY MORE THAN ± 1/4" FROM THE ESTABLISHED ELEVATION. PLAN DIMENSIONS OF CONCRETE FOUNDATIONS SHALL NOT VARY MORE THAN ± 1/2".
- ANCHOR BOLT PROJECTION ABOVE THE CONCRETE SHALL BE WITHIN 1/4" OF SPECIFIED HEIGHT. LOCATION OF THE ANCHOR BOLTS SHALL BE WITHIN 1/8" OF THE SPECIFIED RADIUS AND WITHIN ± 1/2" OF THE SPECIFIED SPACING BETWEEN BOLTS.
- ANCHOR BOLTS SHALL BE PLUMB.
- FOUNDATION SUB-CONTRACTOR TO MARK NORTH-SOUTH AND EAST-WEST CENTERLINES ON TOP OUTSIDE EDGE OF RINGWALL WITH WATERPROOF MARKER.
- CONCRETE QUANTITY = 351 CY.
 REINFORCING STEEL QUANTITY = 24500 LBS.

CATALINA STANDPIPE RENOVATION

5-2



**CATALINA STANDPIPE RENOVATION
 FOUNDATION ELEVATION**

CITY OF SAN DIEGO, CALIFORNIA PUBLIC WORKS-ENGINEERING AND CAPITAL PROJECTS				WATER NO. B-00155
SHEET ___ OF ___ SHEETS				
APPROVED	FOR CITY ENGINEER	DATE	PROJECT MANAGER	
DESCRIPTION	BY	APPROVED DATE	FILED	PROJECT ENGINEER
ORIGINAL	FILE			SEE SHEETS CROSS REFERRED
				SEE SHEETS CROSS REFERRED
CONTRACTOR/ARCHITECT/CONSULTANT/DATE STARTED	INSPECTOR	DATE COMPLETED		37040- -0

Peninsula Community Planning Board Minutes
October 18, 2012
Meeting Room, Pt. Loma – Hervey Library

I. Parliamentary Items:

Meeting called to order by Second Vice Chair Rich Possanza at approximately 6:30 p.m.

(Note: MSP = moved, seconded and passed; MSF = moved, seconded and failed)

- A. Approval of Agenda** – Agenda was unanimously approved.
- B. Approval of Minutes** – Minutes for September 20, 2012 were unanimously approved.
- C. Secretary's Report** – Nothing to report.
- D. Treasurer's Report** – Nothing to report.
- E. Attendance** – Board Members present were: P. Webb, P. Clark, J. Shumaker, N. Allenby, P. Nystrom, M. Ryan, A. Jones, G., D. Carnevale, R. Possanza, and J. Quinn. Community Attendance – see sign-in sheet posted on PCPB website.
- F. Chair's Report** – Discussion of Matt Traino, no action taken.
- G. Non Agenda Public Comment** – A Request for Improving the Safety on Nimitz Blvd. was advanced by/on behalf of the District 2 Bike/Ped Advisory Committee within the Ocean Beach/Point Loma area, representing local residents looking specifically from Nimitz Blvd. and from Wabaska Drive to Chatsworth Blvd southbound. The request was to repave and paint bike lanes green with bike symbols, to install large plastic bollards, to create signage for motorists and to construct curb cutouts for pedestrians (ADA ramps on Bernice and Centraloma).
- H. New/Old Business** – 1) Dwayne Abbey, P.E. Public Works Department, reported on the Catalina Standpipe Project involving replacement and relocation of the existing standpipe. The standpipe has been operating since 1954. The new standpipe will increase the volume of water from 1.5 million to 2.0 million-gallon capacity. The project is to commence in early 2013. information is available at www.sandiego.gov/cip by clicking on "Project Information".



II. Information Item: None.

III. Action Items:

- A.** No action was taken on the Mayor's response to the Grand Jury Report on the Rock Church.
- B.** Project No. 291863 - Hogan Residence - 2975 Nichols St. Coastal Development Permit to allow 1st and 2nd floor additions to existing single family residence came on for hearing. Following discussion A. Jones moved, seconded by P. Webb, to approve Coastal Development Permit for Proj. No. 291863 (Hogan Residence) at 2975 Nichols St. MSP 6 yeas, 3 nays (Shumaker, Coons, Clark).







